

MANCHESTER PLANNING BOARD
PUBLIC HEARING/BUSINESS MEETING
Thursday, February 22, 2007 – 6:00 p.m.
City Hall, Third Floor - Aldermanic Chambers
Planning@manchesternh.gov

I. PUBLIC HEARING:

(Continued from December 14, 2006, January 11, 2007 & February 08, 2007):

1. S-41-2006 Property located on Hackett Hill Road (TM 766/15), an application to subdivide property to create thirteen (13) commercial building lots – OEST Associates, Inc. for Manchester Housing and Redevelopment Authority

II. BUSINESS MEETING:

2. Approval of Minutes of Meetings held on January 11, 2007 and January 25, 2007.

(Tabled Items):

3. SP-27-2006 Property located at 1725 Elm Street, an application for site plan approval for the construction of a 3-story, 10 unit condominium building with parking garage – TF Moran, Inc. for Trident Properties, LLC **[Recommendation at meeting]**
4. S-02-2007 Property located on Revere Avenue (TM 254/19), an application to subdivide property to create one (1) new building lot – Duval Survey, Inc. for Theresa Dion **[Recommendation Enclosed]**

(Current Items):

5. SP-35-2006 Property located at 725 Huse Road, an application for site plan approval for the construction of a 157,626 sq.ft. home improvement retail store (Lowe's) with associated site improvements – Rizzo Associates for Huse Road, LLC (d.b.a. 635-725 Huse Road, LLC)
6. CU-02-2007 Property located at 86 Lingard Street, an application for a conditional use permit to occupy a portion of the building as a dog daycare, Section 5.10 (B)(5) of the

zoning ordinance – Robert & Kathleen Royer

7. CU-03-2007 CU-04-2007 Property located at 302 Lake Avenue, an application for a conditional use permit to change the use of the building from a contractor's business to a convenience store, and an application for a conditional use permit to reduce the required parking – Zia Hussain & Asif Ali, applicants
8. M-27-2006 A request by Cascade North Real Estate, Inc. for a voluntary merger of four (4) contiguous parcels (identified as Lots 31, 32, 33, and 34 on HCRD recorded plan #179-B-5) off Eve Street Extension.
9. M-28-2006 A request by John Kolesar and Diane Marcotte-Kolesar for a voluntary merger of three (3) tracts at 144 Varney Street and Marlborough Street, TM 660, Lots 29, 32, and 33.
10. M-30-2006 A request by The Brisson Family Revocable Trust for a voluntary merger of two (2) parcels at 90 Villa Street, TM 365, Lots 68 and 69.
11. M-02-2007 A request by Alexander R. Tartsa and Carolyn C. Tartsa for a voluntary merger of two (2) parcels at 1612 River Road, TM 272, Lots 26 and 27A.
12. Review of new applications for determination of Regional Impact.
13. Any other business items from Staff or Board.